

MINUTES  
WEST VALLEY LAND USE ADVISORY COMMITTEE  
June 23, 2020

Chairman Steve Alejandro called the meeting to order at 7:00pm. Committee members present were: Steve Alejandro, Paul McKenzie, Barbara Long, Monty Long, Bruce Colburn. A quorum of the advisory committee was present. Meeting was held outside of the West Valley Grange as the key for the building was missing from the lock box. County Planner Erin Appert was in attendance, as were representatives of the applicant. 4 members of the public attended. Copies of sign in sheets are attached to these minutes.

Chairman Alejandro gave an overview of WVLUAC purpose and role. He outlined how the meeting would proceed for the evening. Committee members were given the opportunity to introduce themselves.

**The minutes from the May 21, 2020 meeting were reviewed and approved. Motion by Monty L. , second by B. Colburn, unanimous vote in favor.**

**OLD BUSINESS**

Chairman Alejandro gave an update on the previous month's item of business. As he understands the issue, an appeal was made to the project on procedural basis. The Board of Adjustment must rule on the appeal first and are scheduled to address the issue on July 17<sup>th</sup>. After that is decided, the future of the project and approval process will be set.

A brief discussion of the progress on review and update of the West Valley plan was had. Timeline is pushed back a little due to all that is going on with virus concerns. Continue to review current plan and review recent updates to neighboring plans for ideas.

**GENERAL PUBLIC COMMENT:**

A question from the public regarding the relationship between the County Masterplan and Neighborhood plans. The committee has not received any correspondence from the planning office on this issue.

**NEW BUSINESS:**

The board reviewed two projects, requests by Homes on a Thousand Hills, owned by John and Molly Schwarz with Thousand Hills Landworks as technical representative for preliminary plat approval of the Amended Subdivision Plat of Lot 1A and Lot 2, Homes on a Thousand Hills. The project would create 6 residential lots on approximately 32 acres in Lot 1A and 4 residential lots on approximately 20 acres in Lot 2. All lots would be served by individual wells and septic systems. Access to lots would be from the existing Shepherd Trail road and a new road to be constructed. The properties are located in NE¼ Sec 17 T29N R22W P.M.M. Flathead County.

The applicant was asked to present the project. For expediency, the applicant presented both projects together due to similarities and adjacency of location. He provided a map of the proposed resubdivision and explained how they created smaller lots along the road frontage and larger lots at the ends of the road. He explained that a wetland that showed up on the NRCS inventory was not actually on the property, the area was really a dry rock ridge, there is no surface water on the subject properties. He explained how soils pits were dug and soil profiles examined by licensed sanitarian to create a more accurate soil type map including more accurate depictions of extent and acreage of various soil capacities by classification group. Based on this improved soil information, the project area does qualify for a 5-ac density under the existing West Valley Neighborhood Plan density requirements.

Committee members had some questions for the applicant regarding plans or ability to further re-subdivide the larger lots. Applicant stated that this was not possible as the county traces the subdivision record back to ensure density standards are not violated. Discussion if it should be noted on the face of the plat that the lots could not be further subdivided. The Applicant did not think that was necessary due to current county process and rule. Discussion about mixing zones for septic and well locations. That is all part of the DEQ sanitation approval and sites for wells and septic need to be identified in the permit to ensure compliance.

County Planner Appert presented the County Staff Reports FPP-20-12 and FPP-20-13. She verified that the projects did comply with 5 ac density standards for West Valley zoning district. She highlighted the need to update the MDT approach permit for Shepherd Trail based on change of land use and density. County recommends approval of both preliminary plats based on the terms and conditions contained in the staff report.

Committee members questioned staff on the West Valley FD request for two 30,000gallon cisterns with stand pipes for fire suppression water source. Staff stated that whatever the FD requested would be part of the final plat. Applicant had not heard this request from the FD. He stated he would contact the FD for clarification, but would comply with whatever the FD required. Discussion of road standard was had. Question regarding re-subdivision of larger lots was posed to staff, similar response was given that they could not be resubdivided due to density limits.

Chairman Alejandro opened the meeting for public comment:

The following issues / comments were raised in public comment, in no particular order (*Answers in Italics*):

- Question on the bike-walking path required along Farm to Market Road. Where does it come from and go to? *Part of the county trail plan for a comprehensive West Valley trail system.*
- Questions to the applicant regarding impact of the adjacent gravel pit – concrete – asphalt plant on their plans. *This issue was determined to be beyond the scope of this application.*

Public comment concluded.

Board deliberation on the issue ensued. Focus was on the concern that no additional re-subdivision would be allowed that would increase overall density above the current 5 ac/unit density.

**Monty Long made a motion, second by Bruce C. to adopt Staff Reports FPP-20-12 and FPP-20-13 as findings of fact including adoption of all Conditions of Approval included in the staff report and recommend approval of preliminary plat request for subdivision of lots 1A and 2 of Homes on a Thousand Hills. Motion passed unopposed.**

The board discussed next steps. Secretary McKenzie will draft meeting minutes and a letter to Flathead County Planning Board with the recommendation for approval of both projects. Minutes and recommendations will be forwarded to Planning Office and Planning Board as soon as possible.

**Monty L made a motion to adjourn, second by Paul M. Passed unopposed at 7:45pm**

Respectfully Submitted,



Paul R. McKenzie